

095.0

0003

0002.0

Map

Block

Lot

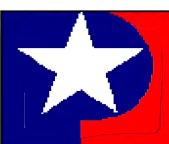
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,083,100 / 1,083,100
 USE VALUE: 1,083,100 / 1,083,100
 ASSESSED: 1,083,100 / 1,083,100



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PETERKIN ROBERT S/ TRUSTEE	
Owner 2: PETERKIN FAMILY TRUST	
Owner 3:	

Street 1: P.O. BOX 381328

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: Y

Postal: 02238 Type:

PREVIOUS OWNER

Owner 1: PETERKIN ROBERT S & LOUISE -

Owner 2: -

Street 1: P.O. BOX 381328

Twn/City: CAMBRIDGE

St/Prov: MA Cntry:

Postal: 02238

NARRATIVE DESCRIPTION

This parcel contains .32 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Clapboard Exterior and 2522 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13944		Sq. Ft.	Site		0	70.	0.57	4			Topo	-5					557,488						557,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13944.000	520,500	5,100	557,500	1,083,100		62318
							GIS Ref
							GIS Ref
							Insp Date
							11/28/18

PREVIOUS ASSESSMENT								Parcel ID	095.0-0003-0002.0	!7805!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	520,500	5100	13,944.	557,500	1,083,100		Year end	12/23/2021	
2021	101	FV	505,100	5100	13,944.	557,500	1,067,700		Year End Roll	12/10/2020	
2020	101	FV	505,200	5100	13,944.	557,500	1,067,800	1,067,800	Year End Roll	12/18/2019	
2019	101	FV	372,600	5100	13,944.	557,500	935,200	935,200	Year End Roll	1/3/2019	
2018	101	FV	372,600	5100	13,944.	477,800	855,500	855,500	Year End Roll	12/20/2017	
2017	101	FV	372,600	5100	13,944.	446,000	823,700	823,700	Year End Roll	1/3/2017	
2016	101	FV	372,600	5100	13,944.	382,300	760,000	760,000	Year End	1/4/2016	
2015	101	FV	363,700	5100	13,944.	342,500	711,300	711,300	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	7805
PETERKIN ROBERT	72087-491	1	1/3/2019	Convenience	10	No	No				
STUDLIEN GENE--	22345-502		8/31/1992		312,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/6/2004	592	Re-Roof	38,000					& REBUILD MOLDING,	11/28/2018	Inspected	BS	Barbara S
									11/14/2018	MEAS&NOTICE	CC	Chris C
									2/19/2009	Meas/Inspect	189	PATRIOT
									11/8/2000	Hearing N/C	264	PATRIOT
									10/18/1999	Meas/Inspect	263	PATRIOT
									12/1/1981		MS	

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Good			BMT NON-FUNC POOR COND SCUTTLE HOLE									
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating: Poor			SINK IN BSMT.									
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	Brick or Stone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath:	Rating:												
Prime Wall: 2	Clapboard			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Fair												
Roof Struct: 4	Flat			OTHER FEATURES													
Roof Cover: 11	Membrane			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B	Good			CONDOS INFORMATION													
Year Blt: 1918	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD	Good	18.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	Plaster			Functional:			%	Interior:	1	6	3						
Sec Int Wall: 1	Drywall	10 %		Economic:			%	Additions:									
Partition: T	Typical			Special:			%	Kitchen:									
Prim Floors: 3	Hardwood			Override:			%	Baths:									
Sec Floors: 4	Carpet	20 %		Total:	18.6	%		Plumbing:									
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.13431728				General:									
Electric: 3	Typical			Const Adj.: 0.97786385													
Insulation: 2	Typical			Adj \$ / SQ: 144.197													
Int vs Ext: S				Other Features: 107800													
Heat Fuel: 2	Gas			Grade Factor: 1.33													
Heat Type: 5	Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 639413													
% Com Wal		% Sprinkled		Depreciation: 118931				Juris. Factor:									
				Depreciated Total: 520482				Before Depr: 191.78									
								Special Features: 0									
								Val/Su Net: 139.62									
								Final Total: 520500									
								Val/Su SzAd: 240.08									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 095.0-0003-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101					
3	Garage	D	Y	1	20X20	A	AV	1918	21.25	T	40	101			5,100		5,100
More: N	Total Yard Items:	5,100	Total Special Features:			Total:	5,100										
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,180	47.410	55,946	BMT	100	RRM			30 F							
FFL	First Floor	1,180	144.200	170,152													
SFL	Second Floor	988	144.200	142,467													
WDK	Deck	348	8.680	3,020													
OPF	Open Porch	32	43.030	1,377													
Net Sketched Area: 3,728				Total:	372,962												
Size Ad	2168	Gross Area	3728	FinArea	2522												
IMAGE																	
AssessPro Patriot Properties, Inc																	